135.0	0003	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,700 / 672,700
					USE VALUE:	672,700 / 672,700
					ASSESSED:	672,700 / 672,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOISVERT MAUREEN A
Owner 2:	
Owner 3:	
Street 1:	108 SPRING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOISVERT TIMOTHY J SR -
Owner 2:	BOISVERT MAUREEN A -
Street 1:	108 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8144.000	141,200		531,500	672,700
Total Card	0.187	141,200		531,500	672,700
Total Parcel	0.187	141,200		531,500	672,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 718.70 /Parcel: 718.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87042

GIS Ref

GIS Ref

Insp Date 09/30/17

!10526!

PREVIOUS ASSESSMENT

Parcel ID 135.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	141,200	0	8,144.	531,500	672,700		Year end	12/23/2021
2021	101	FV	136,100	0	8,144.	531,500	667,600		Year End Roll	12/10/2020
2020	101	FV	136,100	0	8,144.	531,500	667,600	667,600	Year End Roll	12/18/2019
2019	101	FV	124,300	0	8,144.	498,200	622,500	622,500	Year End Roll	1/3/2019
2018	101	FV	124,300	0	8,144.	411,900	536,200	536,200	Year End Roll	12/20/2017
2017	101	FV	124,300	0	8,144.	378,700	503,000	503,000	Year End Roll	1/3/2017
2016	101	FV	124,300	0	8,144.	345,400	469,700	469,700	Year End	1/4/2016
2015	101	FV	123,700	0	8,144.	338,800	462,500	462,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:51:35

LAST REV

Date	Time
06/21/18	09:00:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10526

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOISVERT TIMOTH	65678-63		7/6/2015	Convenience	1	No	No		
MC BRIDE ALICE	30961-178		12/15/1999	Family	224,000	No	No		
	8264-508		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	544	Redo Bat	44,000	C				
5/5/2016	571	Re-Roof	11,000					reroof

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Entry Denied	372	PATRIOT
6/19/2000	MLS		
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87042
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8144		Sq. Ft.	Site		0	80.	0.82	9									531,458						531,500	

Total AC/HA:	0.18696	Total SF/SM:	8144	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	531,458	Spl Credit		Total:	531,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	227413
Depreciation:	86189
Depreciated Total:	141223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

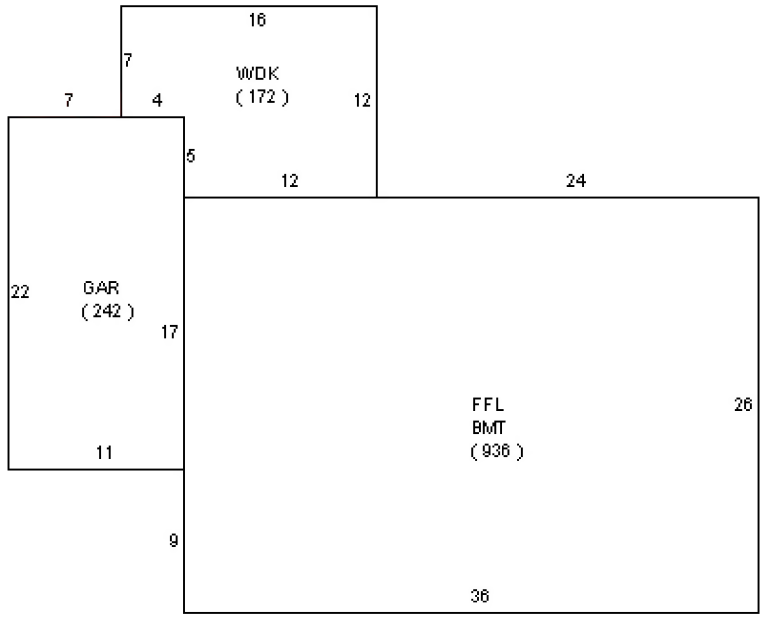
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	61.77
Final Total:	141200	Val/Su SzAd	150.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	40.500	37,904
FFL	First Floor	936	134.990	126,347
GAR	Garage	242	25.330	6,129
WDK	Deck	172	11.810	2,032

Net Sketched Area:	2,286			Total:	172,412
Size Ad	936	Gross Area	2286	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

135.0-0003-0004.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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